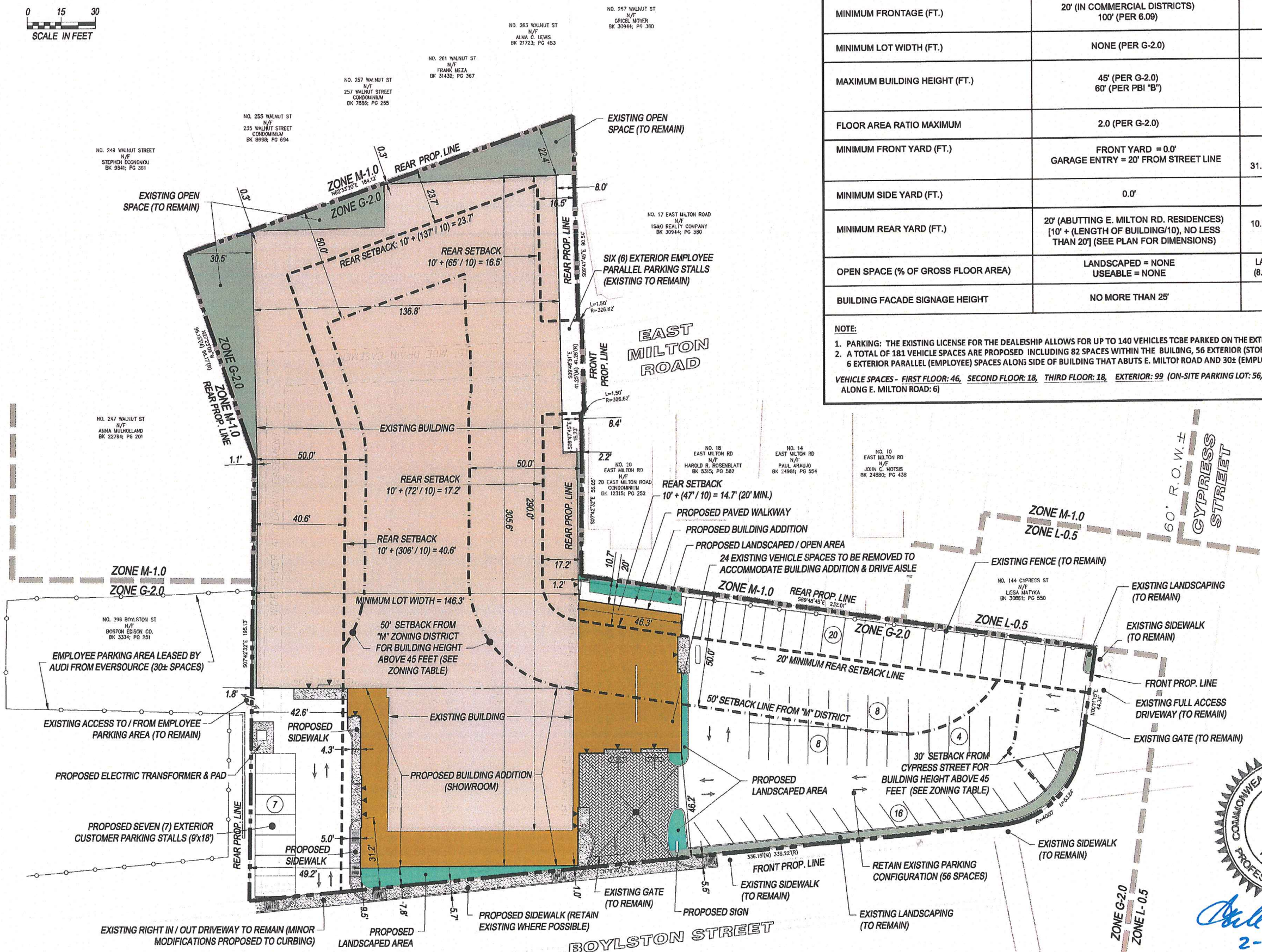




0 15 30
SCALE IN FEET

NOTE:

THIS PLAN WAS PREPARED UTILIZING AN EXISTING SURVEY PERFORMED BY BOSTON SURVEY, INC., CHARLESTON, MA ENTITLED, "SITE PLAN LOCATED AT 308-328 BOYLSTON STREET & 138-142 CYPRESS STREET BROOKLINE, MA, DATED 6-10-15, AS THE BASE PLAN.



ZONING TABLE

ZONING DISTRICT: G-2.0 (GENERAL BUSINESS)

DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED	RELIEF REQUIRED
MINIMUM LOT SIZE (S.F.)	NONE (PER G-2.0) 10,000 S.F. (PER 6.09)	70,334 S.F. (1.61 AC.)	NONE
MINIMUM FRONTAGE (FT.)	20' (IN COMMERCIAL DISTRICTS) 100' (PER 6.09)	336.15' (BOYLSTON STREET) 97.58' (CYPRESS STREET) 41.3' (E. MILTON ROAD)	NONE
MINIMUM LOT WIDTH (FT.)	NONE (PER G-2.0)	146.3'	NONE
MAXIMUM BUILDING HEIGHT (FT.)	45' (PER G-2.0) 60' (PER PBI "B")	27.72' (NEW SHOWROOM) 41.7'± (EXISTING BARN) (above Mean Grade elevation 57.34)	NONE
FLOOR AREA RATIO MAXIMUM	2.0 (PER G-2.0)	0.90 [63,439 S.F. / 70,334 S.F.] (G.F.A. = 63,439 S.F.)	NONE
MINIMUM FRONT YARD (FT.)	FRONT YARD = 0.0' GARAGE ENTRY = 20' FROM STREET LINE	1.0' (BOYLSTON ST.) 178'± (CYPRESS ST.) 31.2' BOYLSTON ST. (RIGHT IN / OUT ENTRY)	FRONT YARD: NONE GARAGE ENTRY: NONE
MINIMUM SIDE YARD (FT.)	0.0'	1.0'	NONE
MINIMUM REAR YARD (FT.)	20' (ABUTTING E. MILTON RD. RESIDENCES) [10' + (LENGTH OF BUILDING/10), NO LESS THAN 20'] (SEE PLAN FOR DIMENSIONS)	10.7' (ABUTTING E. MILTON RD. RESIDENCES) 0.3' (EXISTING BUILDING)	SPECIAL PERMIT
OPEN SPACE (% OF GROSS FLOOR AREA)	LANDSCAPED = NONE USEABLE = NONE	LANDSCAPED / OPEN SPACE AREA = 5,789 S.F. (8.2% - INCLUDING SIDEWALKS ON PROPERTY)	NONE
BUILDING FACADE SIGNAGE HEIGHT	NO MORE THAN 25'	22' TO 26'	VARIANCE

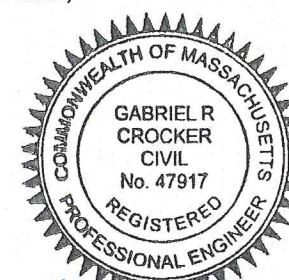
NOTE:

1. PARKING: THE EXISTING LICENSE FOR THE DEALERSHIP ALLOWS FOR UP TO 140 VEHICLES TO BE PARKED ON THE EXTERIOR OF THE PREMISES.
2. A TOTAL OF 181 VEHICLE SPACES ARE PROPOSED INCLUDING 82 SPACES WITHIN THE BUILDING, 56 EXTERIOR (STORAGE) ON-SITE PARKING LOT, 7 EXTERIOR (CUSTOMER) SPACES IN FRONT OF PROPOSED SALES, 6 EXTERIOR PARALLEL (EMPLOYEE) SPACES ALONG SIDE OF BUILDING THAT ABUTS E. MILTON ROAD AND 30± (EMPLOYEE) SPACES ON LEASED LAND FROM EVERSOURCE.

VEHICLE SPACES - FIRST FLOOR: 46, SECOND FLOOR: 18, THIRD FLOOR: 18, EXTERIOR: 99 (ON-SITE PARKING LOT: 56, IN FRONT OF SALES: 7, ADJACENT LEASED LAND FROM EVERSOURCE: 30± AND ALONG E. MILTON ROAD: 6)

LEGEND:

- FRONT PROPERTY LINE / FRONT SETBACK
- REAR PROPERTY LINE
- BUILDING SETBACK LINE
- ZONING DISTRICT BOUNDARY
- BUILDING HEIGHT SETBACK (ABOVE 45')
- PROPOSED DOOR LOCATION
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING LANDSCAPE / OPEN SPACE
- PROPOSED LANDSCAPE / OPEN SPACE



Gabe Crocker
2-16-2017

CHA

101 Accord Park Drive
Norwell, MA 02061
781.982.5400 • www.chacompanies.com

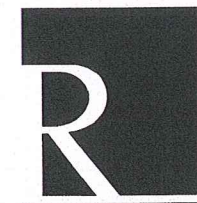
ZONING EXHIBIT

PREPARED FOR:

AUDI OF BROOKLINE

308-328 BOYLSTON STREET
BROOKLINE, MA

DATE: 02/16/17



REGENT
ASSOCIATES, INC.

ARCHITECTS
24 PRIME PARKWAY, SUITE 202
NATICK, MA 01760

508.555.5553 ■ www.regentassociates.com

NOTE:
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Herb Chambers
Audi Brookline



308 Boylston Street
Brookline, MA 02445

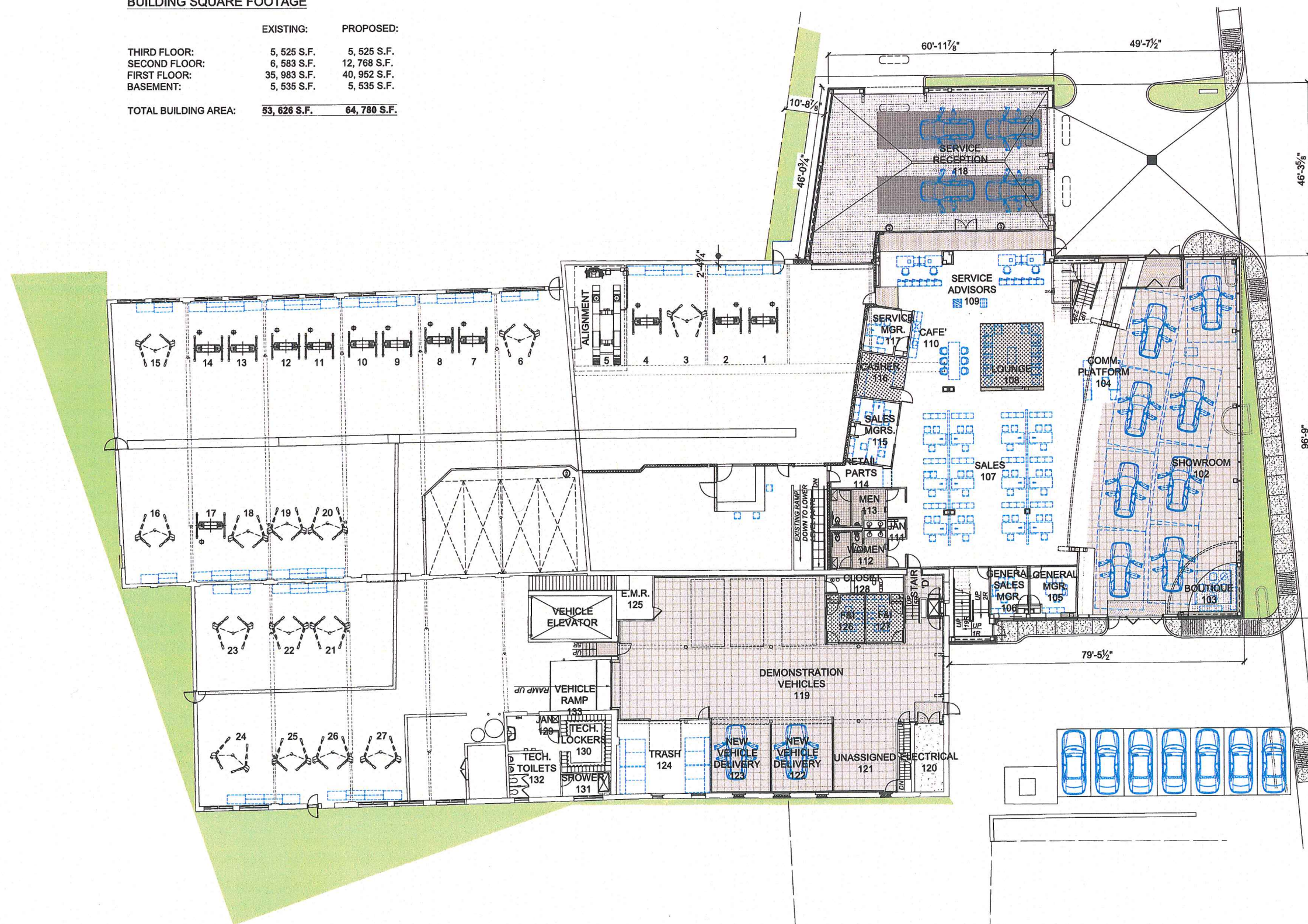
PROJECT 2016-22
DRAWN XXX
SCALE 3/32"=1'-0"
DATE 02.23.17

PROGRESS
ONLY
NOT FOR CONSTRUCTION

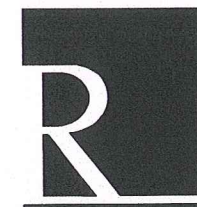
First Floor Plan

BUILDING SQUARE FOOTAGE

	EXISTING:	PROPOSED:
THIRD FLOOR:	5,525 S.F.	5,525 S.F.
SECOND FLOOR:	6,583 S.F.	12,768 S.F.
FIRST FLOOR:	35,983 S.F.	40,952 S.F.
BASEMENT:	5,535 S.F.	5,535 S.F.
TOTAL BUILDING AREA:	53,626 S.F.	64,780 S.F.



A 1.1



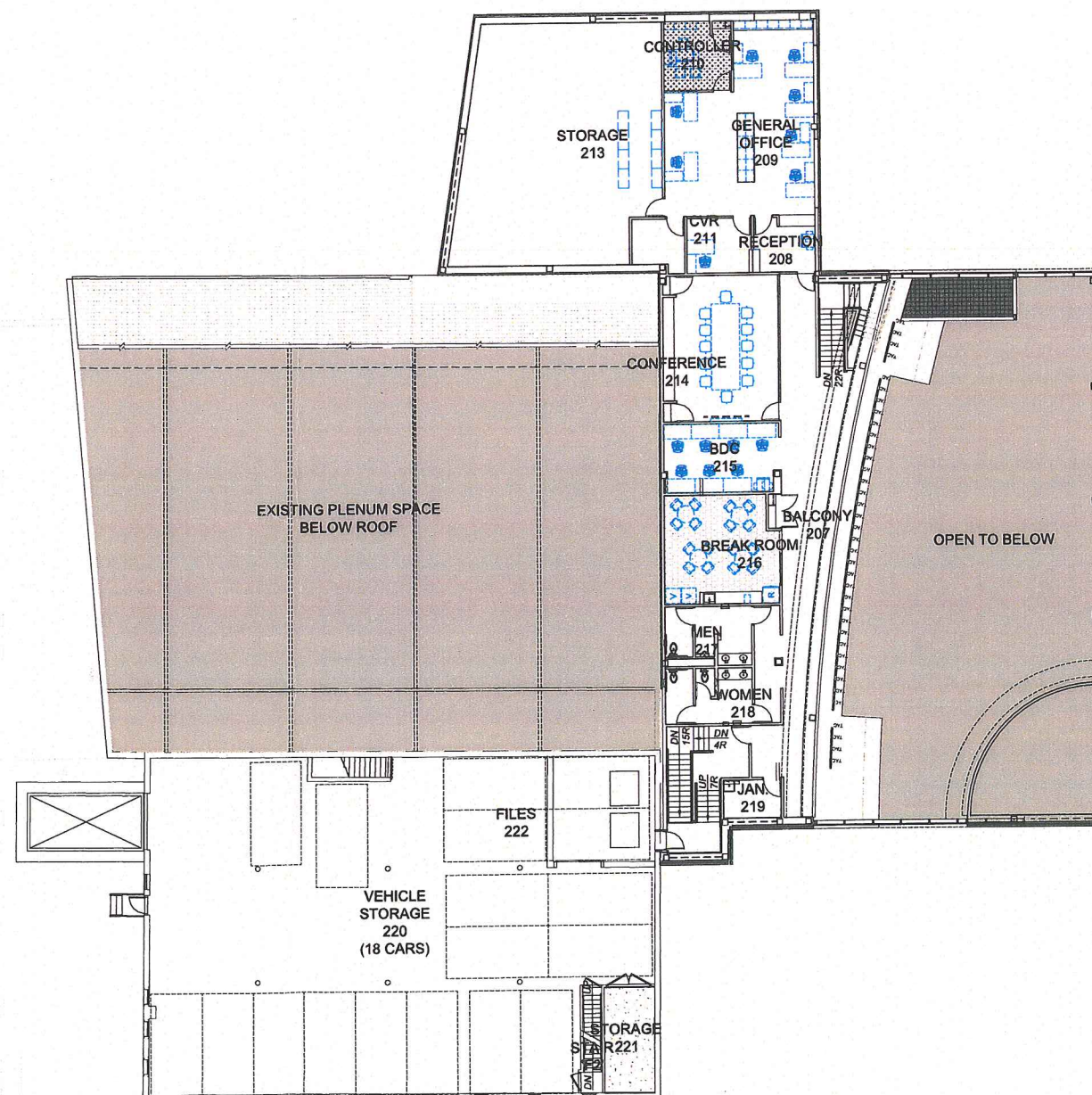
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Project North

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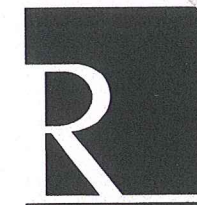
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Brookline, MA 02445

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DATE 02.23.17

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Second Floor
Plan

A 1.2



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Third Floor and
Roof Plan

A 1.3

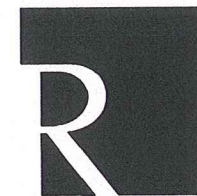
ROOF BELOW

ROOF BELOW

ROOF BELOW

ROOF BELOW

VEHICLE
STORAGE
303
(18 CARS)



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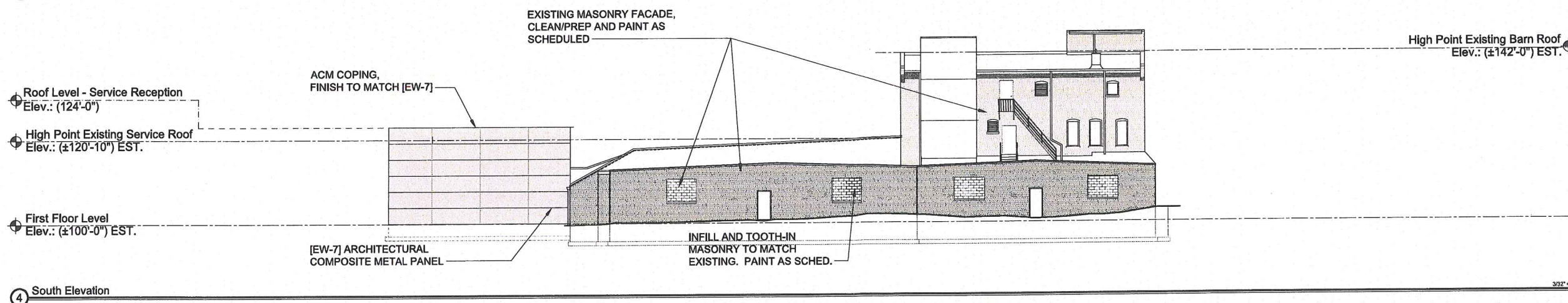
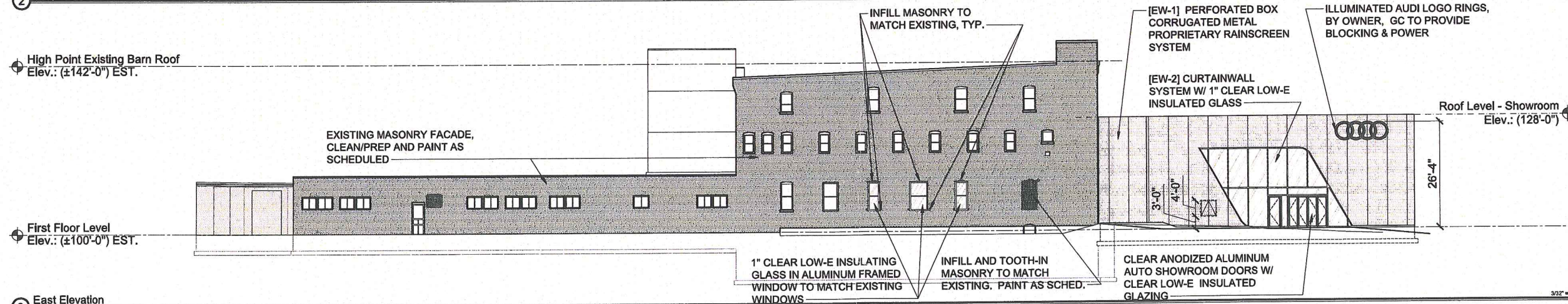
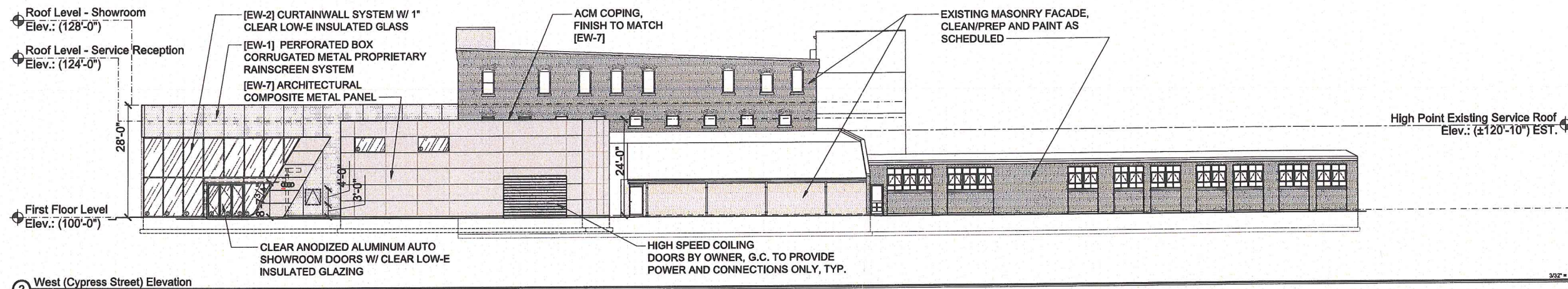
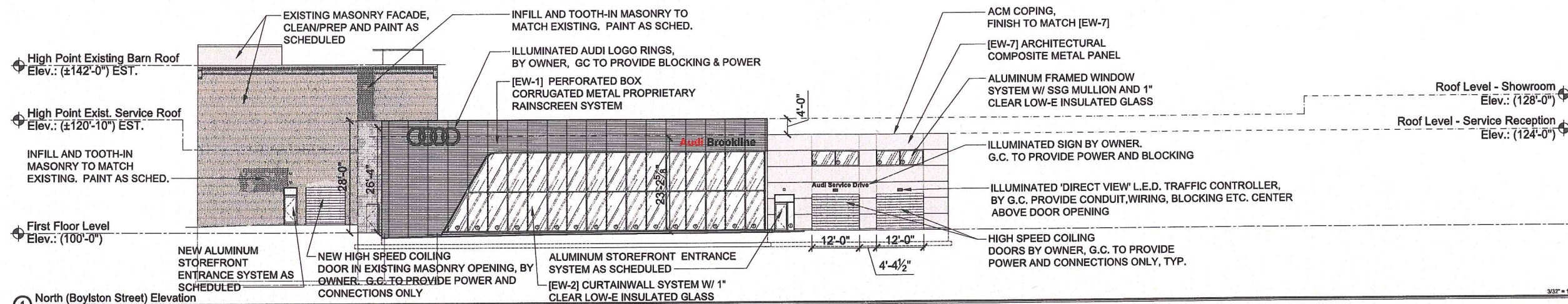
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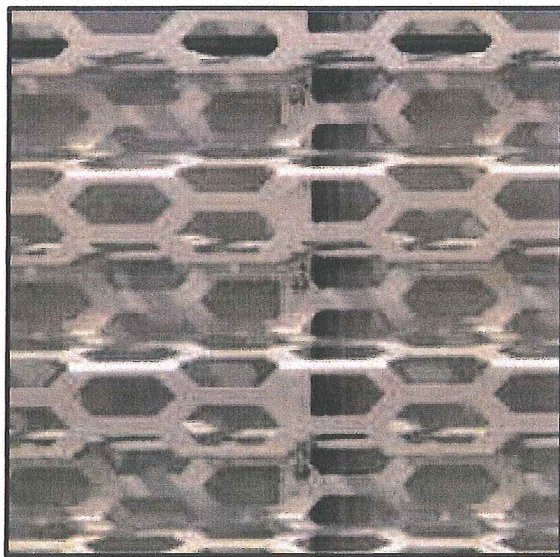
PROJECT 2016-22
DRAWN MIO
SCALE As Noted
DATE 02.23.17

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Exterior
Elevations

A 5.1

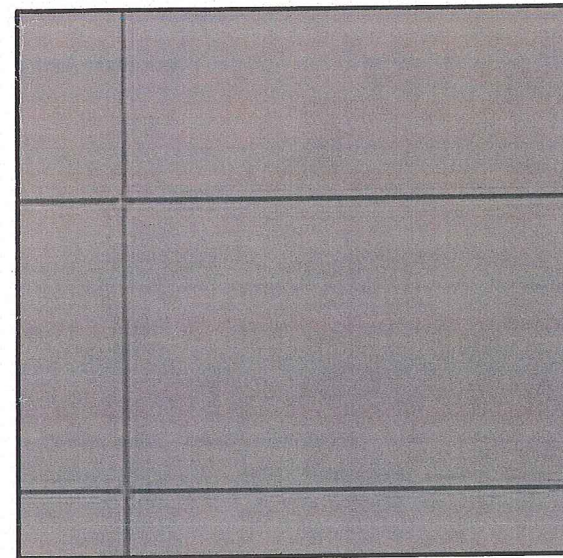




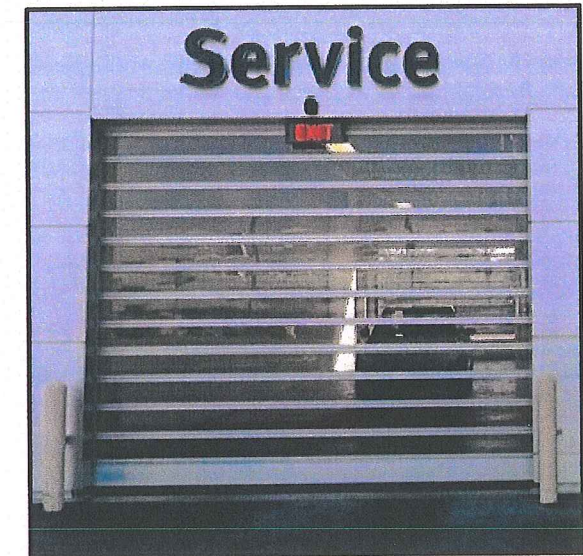
Showroom: Perforated Rainscreen Metal Panel System



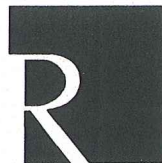
Showroom: Curtain Wall System

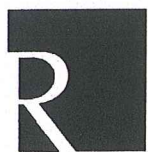


Service Reception: Aluminum Composite Metal Panel System (ACM)



Service Reception: Full View High Speed Coiling Doors

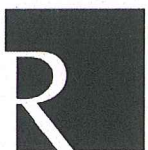




REGENT ASSOCIATES, INC. ARCHITECTS

Herb Chambers Audi Brookline

308 Boylston Street, Brookline, MA



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